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PARTICIPANT ID: 3677527367  
PT61: 069-2024-007857  
RECORDED BY: MB  
CLERK: Charles Baker, C.S.C  
Hall County, GA

After recording, return to:  
Baker & Summy, PC.  
6340 Sugarloaf Parkway, Suite 200  
Duluth, GA 30097  
404-566-4535

Property Tax Parcel ID#: 08052-003002 and 08052-003003

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STATE OF GEORGIA  
COUNTY OF HALL

**LIMITED WARRANTY DEED**

THIS INDENTURE, made effective as of the **14<sup>th</sup> day of November, 2024**, between **WEBSTER WP PROPERTY LLC**, a Georgia limited liability company (hereinafter referred to as the “GRANTOR”), and **TRINITY HOLDING COMPANY LLC**, a Georgia limited liability company (hereinafter referred to as the “GRANTEE”); “Grantor” and “Grantee” shall include their respective heirs, successors and assigns.

**WITNESSETH:**

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee that certain tract or parcel of land lying and being in Hall County, Georgia and being more fully described in Exhibit “A” attached hereto and made a part hereof, together with all improvements located thereon, if any, together with all rights, members and appurtenances in any manner appertaining or belonging to said property (collectively the “PROPERTY”);

TO HAVE AND TO HOLD the Property to the only proper use, benefit and behoof of Grantee forever in fee simple; subject only to those matters described on Exhibit “B” attached hereto and made a part hereof (hereinafter the “PERMITTED EXCEPTIONS”), and Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions.


(Signature Page to Follow)

IN WITNESS WHEREOF, Grantor has executed this Deed under seal on the day and year set forth above.

**GRANTOR:**

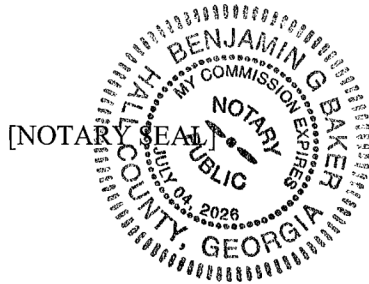
Signed, sealed and delivered this  
**14<sup>th</sup> day of November, 2024,**  
in the presence of:

**WEBSTER WP PROPERTY LLC,**  
a Georgia limited liability company

  
\_\_\_\_\_  
Unofficial Witness

By:  \_\_\_\_\_ (Seal)  
Name: **JAMES SIGSBEE**  
Title: **Member**

Notary Public  
My Commission Expires: 7/4/2026



**EXHIBIT "A"**

LEGAL DESCRIPTION

All that certain tract or parcel of land lying and being in Land Lot 52 of the 8th Land District, City of Oakwood, Hall County, Georgia, and being more fully shown and described as Parcel D on a survey for Monia Reed, prepared by Farley-Collins and Associates, Registered Surveyor, dated November 18, 1983, last revised January 9, 1984, and being more particularly described according to said Farley-Collins Survey as follows:

To arrive at the true point of beginning, commence at an iron pin corner located along the easterly right of way of McClure Drive (40 foot right of way) said beginning point being located a distance of 734.80 feet from the right of way of Vista Drive as measured along the easterly right of way of McClure Drive; thence south 37 degrees 17 minutes 38 seconds east a distance of 294.48 feet to a point which point is the true point of beginning; thence from said true point of beginning, north 52 degrees 50 minutes east a distance of 99.30 feet to a point located along the southerly right of way of a proposed road (50 foot right of way); thence south 37 degrees 10 minutes 00 seconds east along the right of way of said proposed road a distance of 190.14 feet to a point at a cul-de-sac; thence along the right of way of said cul-de-sac 110.89 feet to a point; thence south 44 degrees 00 minutes west a distance of 104.00 feet to a point; thence north 37 degrees 17 minutes 38 seconds west a distance of 295.54 feet to the true point of beginning. This is a portion of the property that was conveyed and described in a Warranty Deed from Samuel R. Harrell to Harold Properties-Series II, Ltd., a Georgia Limited Partnership, dated March 13, 1984, and recorded in Deed Book 832, page 14, of the Hall County records. Together with a non-exclusive easement for vehicular and pedestrian ingress and egress running from McClure Drive along the above reference proposed road and more particularly described as follows: To arrive at the true point of beginning, commence at an iron pin corner located along the easterly right of way of McClure Drive (40 foot right of way), said beginning point being located a distance of 734.80 feet from the right of way of Vista Drive as measured along the easterly right of way of McClure Drive; thence north 45 degrees 16 minutes 48 seconds east a distance of 100.83 feet to a point which is the true point of beginning; thence south 37 degrees 10 minutes 00 seconds east a distance of 307.73 feet to a point; thence continuing south 37 degrees 10 minutes 00 seconds east a distance of 190.14 feet to a cul-de-sac; thence along said cul-de-sac 110.89 feet to a point; thence 52.36 feet to a point; thence 98.51 feet to a point; thence leaving said cul-de-sac and continuing north 37 degrees 10 minutes 00 seconds west a distance of 211.77 feet to a point; thence continuing north 37 degrees 10 minutes 00 seconds west a distance of 293.52 feet to a point located along the easterly right of way of McClure Drive; thence south 45 degrees 16 minutes 48 seconds west a distance of 50.44 feet to the true point of beginning.

TOGETHER WITH: All that certain tract or parcel of land lying and being in Land Lot 52 of the 8th District, City of Oakwood, Hall County, Georgia, and being more fully shown and described as Parcel C on a survey for Monia Reed, prepared by Farley-Collins and Associates, Registered Surveyors, dated November 18, 1983, last revised January 9, 1984, and being more particularly described according to said Farley-Collins Survey as follows: To arrive at the true point of beginning, commence at an iron pin corner located along the easterly right of way of McClure Drive (40 foot right of way) said beginning point being located 734.80 feet from the right of way

of Vista Drive as measured along the easterly right of way of McClure Drive; thence north 45 degrees 16 minutes 48 seconds east along the easterly right of way of McClure Drive a distance of 252.10 feet to an iron pin corner; thence south 37 degrees 10 minutes 00 seconds east a distance of 306.77 feet to a point which point is the true point of beginning; thence from said true point of beginning, continuing south 37 degrees 10 minutes 00 seconds east a distance of 293.36 feet to a point; thence south 51 degrees 49 minutes 44 seconds west a distance of 96.15 feet to a point on the easterly right of way of the cul-de-sac of proposed road; thence northwesterly along the arc of a curve an arc distance of 98.51 feet to a point located along the northerly right of way of said proposed road; thence north 37 degrees 10 minutes 00 seconds west a distance of 211.77 feet to a point; thence north 52 degrees 50 minutes east a distance of 99.96 feet to the true point of beginning. This is a portion of the property that was conveyed and described in a Warranty Deed from Samuel R. Harrell to Harold Properties-Series II, Ltd., a Georgia Limited Partnership, dated March 13, 1984, and recorded in Deed Book 832, page 14, of the Hall County records.

TOGETHER WITH a non-exclusive easement for vehicular and pedestrian ingress and egress running from McClure Drive along the above reference proposed road and more particularly described as follows: To arrive at the true point of beginning, commence at an iron pin corner located along the easterly right of way of McClure Drive (40 foot right of way), said beginning point being located a distance of 734.80 feet from the right of way of Vista Drive as measured along the easterly right of way of McClure Drive; thence north 45 degrees 16 minutes 48 seconds east a distance of 100.83 feet to a point which is the true point of beginning; thence south 37 degrees 10 minutes 00 seconds east a distance of 307.73 feet to a point; thence continuing south 37 degrees 10 minutes 00 seconds east a distance of 190.14 feet to a cul-de-sac; thence along said cul-de-sac 110.89 feet to a point; thence 52.36 feet to a point; thence 98.51 feet to a point; thence leaving said cul-de-sac and continuing north 37 degrees 10 minutes 00 seconds west a distance of 211.77 feet to a point; thence continuing north 37 degrees 10 minutes 00 seconds west a distance of 293.52 feet to a point located along the easterly right of way of McClure Drive; thence south 45 degrees 16 minutes 48 seconds west a distance of 50.44 feet to the true point of beginning.

Subject to any and all easements, rights of ways, restrictive or protective covenants and public utilities of record.

Subject Property Address: 4121-4122 Oakwood Village, Oakwood, GA 30566

Parcel ID Number: 08052 003003 and 08052 003002

**EXHIBIT "B"**

PERMITTED EXCEPTIONS

1. All taxes for the year 2025 and subsequent years, not yet due and payable.
2. Any fact, including, but not limited to, encroachments, overlaps, shortage in area, boundary line disputes, or other matters which would be disclosed by a comprehensive and accurate survey of the Land.
3. Encroachment Easement recorded in Deed Book 9427, Page 391, Hall County, Georgia Records